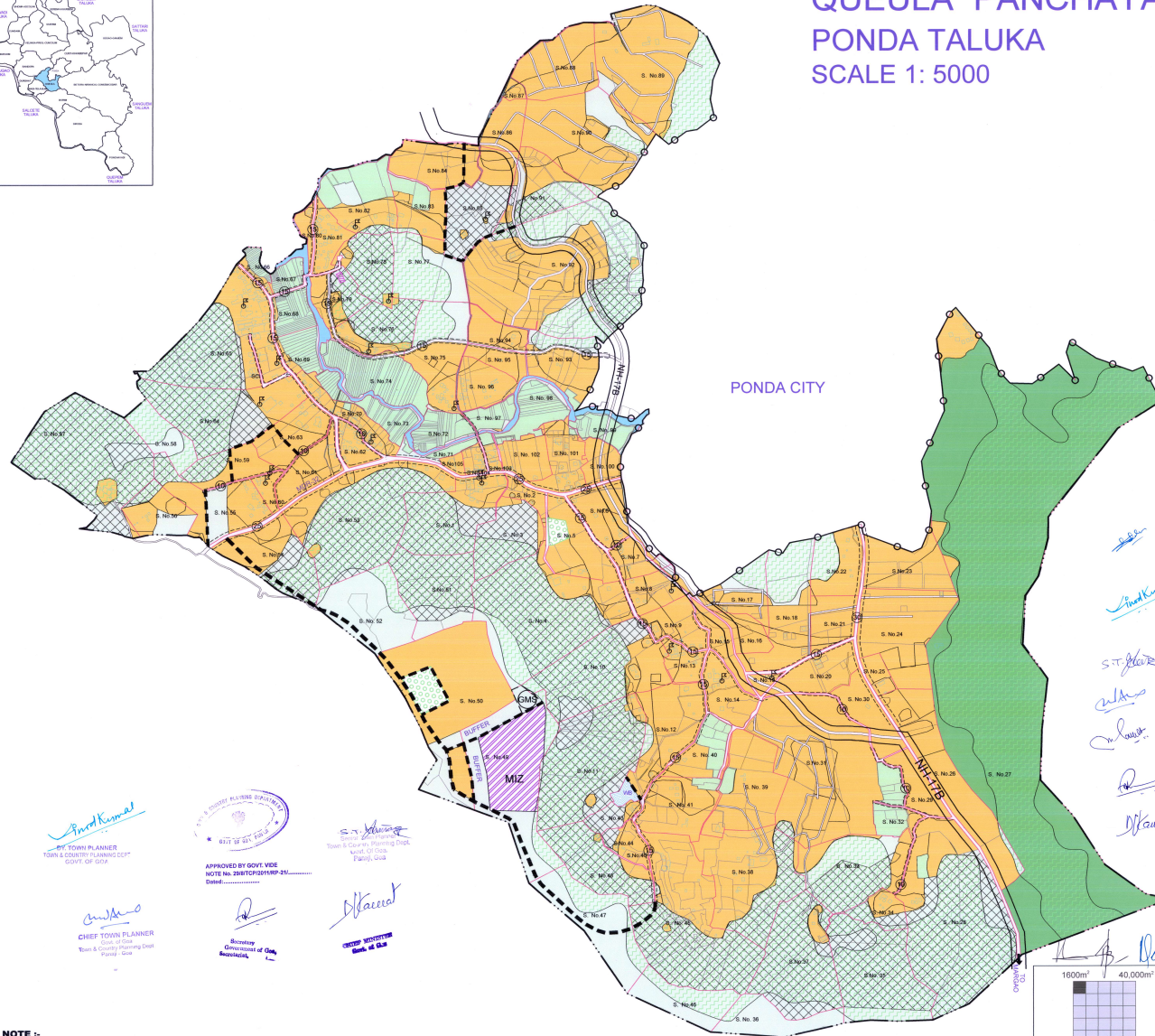




QUEULA PANCHAYAT PONDA TALUKA SCALE 1: 5000



LAND USES

ECOLOGICALLY SENSITIVE AREAS (ECO-1)

- PROTECTED/RESERVED FORESTS
- NO DEVELOPMENT SLOPES
- PADDY FIELDS / KHAZANS
- RIVERS, NALLAS / POND

OTHER ECOLOGICALLY SENSITIVE AREAS (ECO-2)

- ORCHARD
- NATURAL COVER
- INDUSTRIAL
- MICRO INDUSTRIAL ZONE

SETTLEMENTS

- SETTLEMENT AREA

TRANSPORTATION

- EXISTING
- NATIONAL HIGHWAY (45m)
- STATE HIGHWAY ROADS (30m)
- MAJOR DISTRICT ROADS (25m)
- MAIN PANCHAYAT ROADS (15m)
- OTHER PANCHAYAT ROADS (10m)
- PROPOSED ROADS

ADMINISTRATIVE BOUNDARIES

- PANCHAYAT BOUNDARY
- MUNICIPAL BOUNDARY
- SURVEY BOUNDARY
- SUB DIVISION BOUNDARY

OTHERS

- CREMATORIUM
- PLAY GROUND
- TEMPLE
- GARBAGE MANAGEMENT SITE

TOWN PLANNER
TOWN & COUNTRY PLANNING DEPT.
GOVT. OF GOA

CHIEF TOWN PLANNER
TOWN & COUNTRY PLANNING DEPT.
GOVT. OF GOA

APPROVED BY GOVT. VIDE
NOTE NO. 28/2011/SP-21
Dated: 28/03/2011

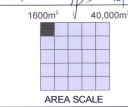
SECRETARY
GOVERNMENT OF GOA

CHIEF TOWN PLANNER
TOWN & COUNTRY PLANNING DEPT.
GOVT. OF GOA

CHIEF TOWN PLANNER
TOWN & COUNTRY PLANNING DEPT.
GOVT. OF GOA

NOTE:-

1. This plan showing proposed Surface Utilization of QUEULA, V.P. forms part of the Regional Plan for GOA-2021 of PONDA Taluka, which has been approved by the T.C.P. Board in its 137th. Adjourned (Ord. Sittings) meeting held on 4th March 2011 & approved by Govt. vide note no. 28/2011/SP-21.
2. All the O.D.P.A. & Zoning Plans (Z.P.) prepared in the past by P.D.A. & T.C.P.D. in the case may be and are in force both in P.D.A. areas & non P.D.A. areas have been incorporated in the R.P.G-2021. Respective O.D.P.A. / Zoning Plans shall be referred for details and development control of developable areas only as per R.P.G-2021. In case of any variations, the matter shall be referred to the T.C.P. Board for its consideration.
3. Private Forest areas indicated in this plan are subject to the final confirmation & demarcation by the competent Authorities.
4. Surface Utilization Plans shall be read with the report of R.P.G-2021 (Provisional) if not in interpretation.
5. The Surface Utilization Plan shows broad land uses which are to be read along with guidelines for interpretation of permissible land uses.
6. All past commitments/developments like sub-division approvals by competent Authorities, conversion sanad under LRC, building approvals/NOC's granted, shall be honoured for specific uses, if not reflected in this plan.
7. All NOC for Land Acquisition for specific purposes under the L.A. Act 1894 issued by T.C.P. Dept for specific uses activities shall be treated as conforming to the said use for which NOC was issued. The same shall not hold good, in case where acquisition proceedings are dropped by the Govt. and shall be treated as per use indicated in the Surface Utilization Plan.
8. Notwithstanding anything contained in this Plan, the developments shall be subject to the provisions of Tenancy Act, Land Use Regulation Act, Forest Conservation Act, Highways Act, Ancient Monuments and Archaeological Sites and Remains Act (State and Central), EIA notifications issued by the MOPF in any other notified as applicable.



POPULATION
2001 - 5456
2021 - 9874
DPR STATUS
VP-1
MAX-FAR PROPOSED
BELOW 4000 m² 80
4000 m² ABOVE 60

Original or Approved Sub-Division Plots upto 350 sq. ft. will be allowed upto 60 FAR irrespective of the VP Status of Settlement Category.

QUEULA PANCHAYAT
PONDA TALUKA
REGIONAL PLAN FOR GOA-2021 (RPG-21) MARCH 2011
FINAL / 04.03.2011
REGIONAL PLAN DIVISION
TOWN AND COUNTRY PLANNING DEPT.
GOVT. OF GOA



8